

SECTION 01100

SUMMARY

PART 1 GENERAL

1.01 PROJECT

- A. Project Name: Rappahannock Community College Campus Renovations.
- B. Owner's Name: Virginia Community College System; known hereafter as VCCS.
- C. Architect's Name: nbj Architecture.
- D. The Project consists of the alteration of the Glenns and Warsaw Cmapuses.

1.02 CONTRACT DESCRIPTION

- A. Contract Type: A single prime contract based on a Stipulated Price as described in General Conditions of the Construction Contract (CO-7).

1.03 DESCRIPTION OF ALTERATIONS WORK

- A. Scope of demolition and removal work is shown on drawings.
- B. Scope of alterations work is shown on drawings.
- C. Renovate the following areas, complete including operational mechanical and electrical work and finishes:
 - 1. Glenns Campus: 32,891 s.f. of the existing 56,480 s.f. main building including classrooms, laboratories, administrative spaces, student lounge, and support spaces.
 - 2. Warsaw Campus: 32,974 s.f. of the existing 52,985 s.f. main building including classrooms, laboratories, administrative spaces, student lounge, and support spaces.
- D. Plumbing: Alter existing system and add new construction, keeping existing in operation for the other phase.
- E. HVAC: Alter existing system and add new construction, keeping existing in operation for the other phase.
- F. Electrical Power and Lighting: Alter existing system and add new construction, keeping existing in operation for the other phase.
- G. Fire Suppression Sprinklers: Provide and install new fire suppression system.
- H. Fire Alarm: Alter existing system and add new construction, keeping existing in operation for the other phase.
- I. Telephone/Data: Provide pathways and boxes.
- J. Roof: Provide and install skylights.
- K. Exterior: Provide and Install new entrance canopy at both campuses..

1.04 WORK BY OWNER

- A. Items noted NIC (Not in Contract) will be supplied and installed by VCCS before Substantial Completion. Some items include:
 - 1. Movable cabinets.
 - 2. Furnishings.
 - 3. Small equipment.
 - 4. Telephone/Data cable, faceplates, and hubs.
 - 5. Ceiling mounted projectors.

1.05 OWNER OCCUPANCY

- A. VCCS intends to continue to occupy adjacent portions of the existing building during the entire construction period.
- B. VCCS intends to occupy the Project upon Substantial Completion.
- C. Cooperate with VCCS to minimize conflict and to facilitate VCCS's operations.
- D. Schedule the Work to accommodate VCCS occupancy.

1.06 CONTRACTOR USE OF SITE AND PREMISES

- A. Arrange use of site and premises to allow:
 - 1. VCCS occupancy of non-active phase.
 - 2. Work by VCCS.
 - 3. Use of site and premises by the public.
- B. Provide access to and from site as required by law and by VCCS:
 - 1. Emergency Building Exits During Construction: Keep all exits required by code open during construction period; provide temporary exit signs if exit routes are temporarily altered.
 - 2. Do not obstruct roadways, sidewalks, or other public ways without permit.
- C. Time Restrictions:
 - 1. Limit conduct of especially noisy and malodorous exterior work to non-class hours.
 - 2. Limit conduct of especially noisy interior work to non-class hours.
- D. Utility Outages and Shutdown:
 - 1. Limit disruption of utility services to hours the building is unoccupied.
 - 2. Do not disrupt or shut down life safety systems, including but not limited to fire sprinklers and fire alarm system, without 7 days notice to VCCS and authorities having jurisdiction.
 - 3. Prevent accidental disruption of utility services to other facilities.

1.07 WORK SEQUENCE

- A. Construct Work in phases during the construction period:
 - 1. Phase 1: Administrative areas, student lounge, support spaces, new entry canopy at both campuses.
 - 2. Phase 2: Classrooms and laboratories at both campuses.
- B. Work is to proceed simultaneously at both campuses.
- C. Coordinate construction schedule and operations with VCCS.

END OF SECTION